

European residential market map 2019

	%	→	€	🏠	💰
AUSTRIA					
Vienna	2.70	→	13.83	5,216	25.0
Innsbruck	2.80	→	16.20	5,929	3.6
Graz	3.90	→	10.25	3,451	5.7

	%	→	€	🏠	💰
BELGIUM					
Brussels	3.90	↘	12.00	4,000	17.5
Antwerp	4.00	↘	10.00	3,750	11.4
Liège	4.50	↘	9.00	2,250	7.0

	%	→	€	🏠	💰
CZECH REPUBLIC					
Prague	3.20	→	13.45	2,980	26.6
Brno	4.30	→	9.15	2,190	10.5

	%	→	€	🏠	💰
DENMARK					
Copenhagen	3.50	→	24.47	5,432	18.8
Aarhus	3.75	→	18.16	4,345	13.1

	%	→	€	🏠	💰
ESTONIA					
Tallinn	4.70	→	11.63	2,241	64.6

	%	→	€	🏠	💰
FINLAND					
Helsinki (Metropolitan area)	3.30	↘	19.07	4,990	38.7
Tampere	4.00	→	14.69	3,380	8.5
Turku	4.00	→	13.68	3,210	8.0
Jyväskylä	4.50	→	13.89	2,800	4.1
Oulu	4.50	→	12.78	2,680	6.3
Lahti	4.80	↗	13.19	2,050	2.9

	%	→	€	🏠	💰
FRANCE					
Paris	2.80	↘	27.90	9,869	30.8
Bordeaux	3.90	→	13.20	4,426	2.4
Lyon	3.90	→	12.70	4,445	2.0
Marseille	3.90	↘	11.90	2,546	3.1
Montpellier	4.30	→	12.60	2,861	1.4
Nantes	4.40	→	11.30	3,221	2.2
Toulouse	4.40	→	11.60	3,023	2.5

	%	→	€	🏠	💰
SPAIN					
Madrid	3.50	→	16.00	3,820	19.2
Barcelona	3.60	→	16.60	4,215	13.9
Malaga	4.30	↘	9.90	2,050	2.6
Seville	4.30	↘	10.00	2,070	3.3

	%	→	€	🏠	💰
GERMANY					
Berlin	2.40	↘	11.99	4,625	4.3
Hamburg	2.70	↘	12.24	4,847	3.6
Munich	2.70	↘	19.81	7,999	3.6
Stuttgart	3.00	↘	15.00	4,735	1.6
Dusseldorf	3.20	↘	11.11	4,276	1.5
Frankfurt	3.30	↘	15.26	6,077	2.1
Cologne	3.40	↘	11.97	4,109	2.0

	%	→	€	🏠	💰
IRELAND					
Dublin	3.90	→	25.99	5,180	42.9
Cork	4.00	→	17.57	3,812	23.8

	%	→	€	🏠	💰
LATVIA					
Riga	5.75	→	8.50	1,450	53.8

	%	→	€	🏠	💰
LITHUANIA					
Vilnius	4.50	→	9.80	2,500	41.0

	%	→	€	🏠	💰
LUXEMBOURG					
Luxembourg	3.50	↘	25.00	10,000	100.0

	%	→	€	🏠	💰
NETHERLANDS					
Amsterdam	3.25	↘	23.00	6,500	15.4
Utrecht	4.00	↘	20.00	5,000	9.4
Eindhoven	4.50	↘	14.00	4,000	5.2
The Hague	4.50	↘	18.00	4,000	5.1
Rotterdam	4.75	↘	15.00	4,500	8.6

	%	→	€	🏠	💰
NORWAY					
Oslo	2.70	→	25.00	6,722	18.4

	%	→	€	🏠	💰
POLAND					
Krakov	4.30	→	11.18	1,985*	3.3
Warsaw	4.40	↘	13.46	2,481*	13.7
Wroclaw	5.40	→	12.09	1,552*	2.8

	%	→	€	🏠	💰
SWITZERLAND					
Zurich	1.90	→	24.60	11,880	21.0
Bern	2.10	→	18.50	6,730	11.6
Geneva	2.20	↘	28.50	11,920	7.2

	%	→	€	🏠	💰
UNITED KINGDOM					
London	3.00	→	24.40*	16,420*	24.0
Birmingham	4.00	→	12.85*	2,911*	1.5
Manchester	4.25	→	13.20*	3,375*	1.1
Leeds	4.50	→	11.60*	2,812*	1.3

	%	→	€	🏠	💰
SWEDEN					
Stockholm	1.75	→	10.88	7,316	32.5
Gothenburg	2.25	→	11.17	5,048	17.0
Malmö	3.00	→	12.14	2,856	11.5

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Prime yield (%), HY I 2019
Prime yield (%) Forecast Q4 2019
 ↗ increase from 0 to +10 basis points
 ↔ stable ±0 basis points
 ↘ decrease from 0 to -10 basis points

Apartment rent, average EUR/sqm/month HY I 2019

Apartment price, average EUR/sqm HY I 2019

Share of national GDP in % 2018

DWELLING STOCK 2018, TOTAL UNITS	
Germany	42,200,000
France	36,300,000
Spain	25,645,100
United Kingdom	24,172,000
Poland	14,439,780
Netherlands	7,842,493
Belgium	5,464,480
Sweden	4,924,792
Czech Republic	4,756,570
Switzerland	4,420,830
Austria	3,916,092
Finland	3,003,000
Denmark	2,860,700
Norway	2,547,732
Ireland	2,032,000
Lithuania	1,415,000
Latvia	1,030,000
Estonia	712,000
Luxembourg	233,675

DWELLING COMPLETIONS 2018, TOTAL UNITS	
France	367,700
Germany	285,914
Poland	184,780
United Kingdom	165,210
Netherlands	66,585
Sweden	54,880
Spain	53,790
Belgium	50,800
Austria	49,200
Finland	42,513
Czech Republic	33,850
Norway	32,830
Denmark	23,400
Ireland	18,072
Lithuania	11,040
Estonia	6,470
Latvia	2,970
Luxembourg	2,870
Switzerland	2,760

RESIDENTIAL TRANSACTION VOLUME IN EUR FIRST HALF 2019	
Germany	6,876,000,000
Netherlands	4,709,250,200
Spain	3,115,261,100
United Kingdom	2,463,721,000
Sweden	1,639,197,100
Finland	808,399,800
France	726,741,500
Switzerland	542,470,200
Denmark	528,012,600
Austria	477,240,000
Ireland	349,176,000
Belgium	210,768,400
Norway	147,000,200
Poland	60,030,000
Luxembourg	18,500,000
Estonia	9,000,000
Czech Republic	8,900,000
Latvia	8,000,000
Lithuania	7,000,000

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Sources:
 Catella Research Germany, Catella BeNeLux, Catella Baltics, Catella AB, Catella Iberia, APAM Ltd, geomap GmbH, Thylander, Notaire FR/milleursagent, Narodowy Bank Polski, global property guide, Wüst & Partner, comparis, daft, RCA, eurostat

Definitions:
 APARTMENT RENT: All prices are average monthly rents per sqm for apartments on offer, regardless of year of construction and floor area. Houses for rent are excluded.

PRIME YIELD: Gross initial yield for a property of the highest quality specification in a prime location within the area.

APARTMENT PRICE: All prices are average prices per sqm for apartments on offer, regardless of year of construction and floor area.

RESIDENTIAL TRANSACTION VOLUME: Includes only multifamily properties that accommodate more than one family or household. Multifamily properties must include at least 10 units for inclusion.